153.0	0001	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,200 /	886,200
					USE VALUE:	886,200 /	886,200
					ASSESSED:	886,200 /	886,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANG SUNNY & BUM-SEUNG
Owner 2:	
Owner 3:	
Street 1:	72 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAKURA DAVID J/ETAL -
Owner 2:	SAKURA MARYELLEN -
Street 1:	72 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6156.000	402,500		483,700	886,200
Total Card	0.141	402,500		483,700	886,200
Total Parcel	0.141	402,500		483,700	886,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.06 | /Parcel: 426.06

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101400

GIS Ref

GIS Ref

Insp Date 02/07/20

!11981!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	402,500	0	6,156.	483,700	886,200		Year end	12/23/2021
2021	101	FV	390,700	0	6,156.	483,700	874,400		Year End Roll	12/10/2020
2020	101	FV	553,400	0	6,156.	483,700	1,037,100	1,037,100	Year End Roll	12/18/2019
2019	101	FV	420,400	0	6,156.	453,500	873,900	873,900	Year End Roll	1/3/2019
2018	101	FV	420,400	0	6,156.	374,900	795,300	795,300	Year End Roll	12/20/2017
2017	101	FV	420,400	0	6,156.	344,700	765,100	765,100	Year End Roll	1/3/2017
2016	101	FV	420,400	0	6,156.	314,400	734,800	734,800	Year End	1/4/2016
2015	101	FV	404,500	0	6,156.	308,400	712,900	712,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:34:24

LAST REV

Date	Time
02/26/20	08:11:53
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAKURA DAVID J/	56826-509		5/6/2011		710,000	No	No		
FRIEL JAMES P/E	24540-151		5/16/1994		261,000	No	No		Y

USER DEFINED

Prior Id # 1:	101400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2010	2397	New Wind	12,389					REPL 4 WINDOWS
10/23/2009	1046	New Wind	7,719					
10/26/2006	930	New Wind	1,000					
9/15/2003	772	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2020	Inspected	PT	Paul T
7/27/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Measured	JBS	JOHN S
11/10/2008	Meas/Inspect	189	PATRIOT
1/31/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6156		Sq. Ft.	Site		0	80.	0.98	9									483,743						483,700	

Total AC/HA:	0.14132	Total SF/SM:	6156	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	483,743	Spl Credit		Total:	483,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26910377
Const Adj.:	0.98990101
Adj $ / SQ:	163.317
Other Features:	103000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494456
Depreciation:	91969
Depreciated Total:	402487

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

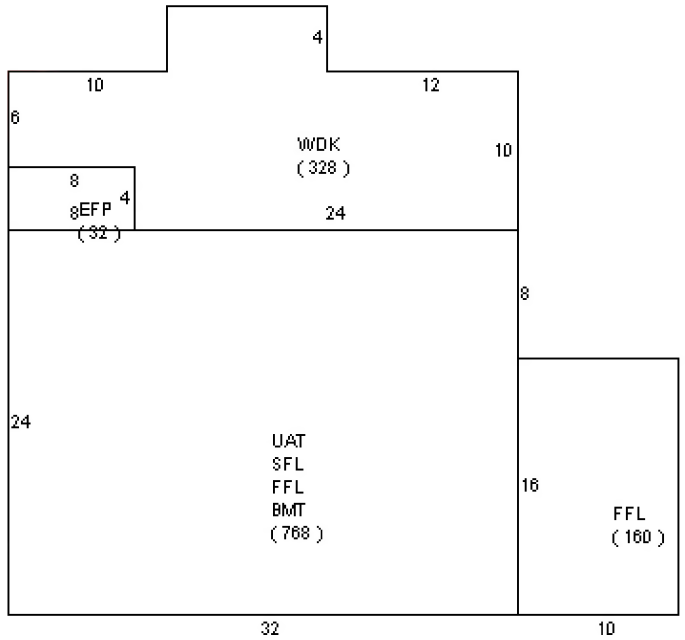
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.65
Special Features:	0	Val/Su Net:	133.45
Final Total:	402500	Val/Su SzAd	237.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	163.320	151,558
BMT	Basement	768	67.370	51,739
SFL	Second Floor	768	163.320	125,428
WDK	Deck	328	8.960	2,938
UAT	Upper Attic	192	65.330	12,543
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area:	3,016			Total:	346,506
Size Ad	1696	Gross Area	3592	FinArea	2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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PARCEL ID

153.0-0001-0004.0

IMAGE

AssessPro Patriot Properties, Inc